

CONKLIN RESIDENCE  
1207 Pennsylvania Avenue  
Kansas City  
Jackson County  
Missouri

HABS No. MO-1872

HABS  
MO,  
48-KANCI,  
17 -

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey  
United States Department of the Interior  
National Park Service  
Rocky Mountain Regional Office  
P. O. Box 25287  
Denver, Colorado 80225-0287

## CONKLIN RESIDENCE

HABS No. MO-1872

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MO,  
48-KANCL,  
17-

LOCATION: 1207 Pennsylvania  
Kansas City, Missouri

PRESENT OWNER: McCormack Baron and Assoc.  
1019 Washington  
Kansas City, Missouri

PRESENT OCCUPANT: Vacant

PRESENT USE: Vacant

STATEMENT OF SIGNIFICANCE: Retaining most of its original architectural integrity, the Conklin Residence is a contributing building within the Quality Hill Historic District. Its significance is derived from its contribution to the streetscape of Pennsylvania Avenue.

PART I - HISTORICAL INFORMATION

Date of Erection: 1872 (Source: Service Permit #2496)

Architect: Unknown

Historical Narrative: The Quality Hill Historic District is a significant surviving section of one of the most prestigious residential neighborhoods in Kansas City, Missouri, during the third quarter of the Nineteenth-Century. The area proved to be an ideal location for residential development with its natural scenic beauty, its magnificent views of the Missouri and Kansas River valleys, and its accessibility to the Central Business District. The buildings erected during the period from 1851 to 1929 reflect a variety of popular architectural designs spanning over 70 years of Kansas City development. However, the neighborhood reached its greatest social pre-eminence concurrently with the great real estate boom of the 1880's. Over one-half of the buildings within the Quality Hill neighborhood were constructed during the decade of the 1880's.

The Conklin Residence was one of the buildings erected during the great real estate boom of the 1880's. Although a modest dwelling, it retains most of its original architectural integrity. Constructed in 1882 by D. M. McMechan, a local realtor for speculation, the first resident was Julia Conklin and her two sons, James and Roland. James Conklin was a secretary of the Farm and Investment Company and Roland Conklin was co-partner of the prominent local investment firm of Jarvis and Conklin.

## PART II - ARCHITECTURAL INFORMATION

### A. General Information

1. Architectural Merit and Interest: The Conklin Residence is of architectural merit based on the integrity of its exterior, including its brick veneer, fenestration, centrally located peaked gable, and frame porch with decorative scroll work.

2. Summary Description: Topped with a hipped roof, the Conklin Residence is an almost rectangular two-story, single-family brick residence with a basement. Steps lead to a frame porch topped with a shed roof which extends across the front facade. Decorative scroll work adorns the sides of the porch roof. A decorative frame peaked gable is located on the front facade. The front facade also has two rectangular windows with stone sills and an entrance located off to the east. The upper level has three rectangular windows with stone sills and arched brick lintels. The rear facade displays a centrally located entrance (now altered) and two rectangular windows with stone sills and arched lintels (one on the upper level and another north of the entranceway). Two brick chimneys project from the hip roof.

4. Interior: not accessible.

### B. Site and Surroundings:

The front faces west on Pennsylvania. A native limestone retaining wall is located in front of the building and along the north driveway. A large tree almost obscures the front facade.

The Cordova Hotel (1889) at 523 W. 12th Street is located to the north of the building, and the Walter E. McFarland Residence (1896) at 1209 Pennsylvania is located to the south.

## PART III - BIBLIOGRAPHY

Hoye's City Directory, Hoye City Director Co., Kansas City, 1882-1890.

Service Permit No. 2496, Water Dept., City Hall, 414 E. 12th St., Kansas City, MO.

For information on Quality Hill, see Bibliography Section (#9) in the "Quality Hill Historic District" National Register nomination (prepared by Linda Becker and Edward J. Miszczuk, 1977). Also see information from the Kansas City Register files (listed February 21, 1986)

prepared by:  
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Landmarks Commission  
Kansas City, Missouri  
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